



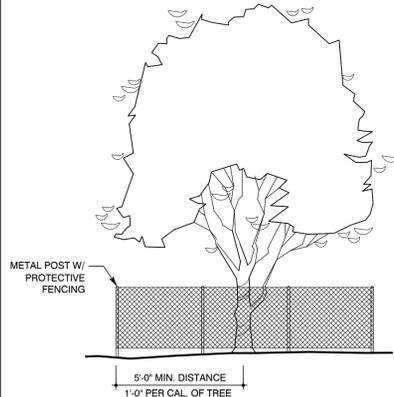
VICINITY MAP (N.T.S.)

**EXISTING TREE PRESERVATION AND REMOVAL NOTES:**

- UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY.
- BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE, SIGNIFICANT TREE, HERITAGE TREE, AND FLOOD PLAIN, AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.
- IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF SAN ANTONIO.
- ALL NEW TREES SHALL BE PLANTED IN SOIL THAT IS SUITABLE FOR ESTABLISHING AND SUSTAINING THE PLANTINGS. IN ADDITION TO CONTAINING SUITABLE PARTICLE SIZE AND DEPTH OF SOIL ZONE, THE SOIL MUST CONTAIN SUFFICIENT ORGANIC MATTER AND NUTRIENTS. TESTING AND CONFIRMATION BY A LANDSCAPE ARCHITECT OR A TEXAS LICENSED SOIL TESTING LAB SHALL BE COMPLETED TO ENSURE THE SUITS ARE SUITABLE. IN LIEU OF CONFIRMATION BY A LANDSCAPE ARCHITECT OR A TEXAS LICENSED SOIL TESTING LAB, AMEND SOIL WITH COMPOST BY ADDING 3" OF COMPOST BLENDED INTO EVERY ONE (1) FOOT OF SOIL DEPTH. FOR COMPLETE SOIL REPLACEMENT, ADD COMPOST TO SOIL AT A RATIO OF 25% COMPOST TO 75% NATIVE SOIL.

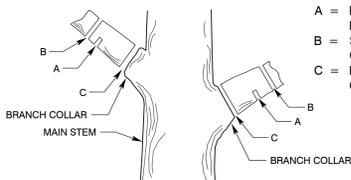
**NOTES:**

- LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND I.S.A. CERTIFIED ARBORIST.
- APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
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- PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
- PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0" ON ONE SIDE ONLY). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRILLINE OF TREE AS SHOWN.
- PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING. NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
- APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
- THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE (RPZ) OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.



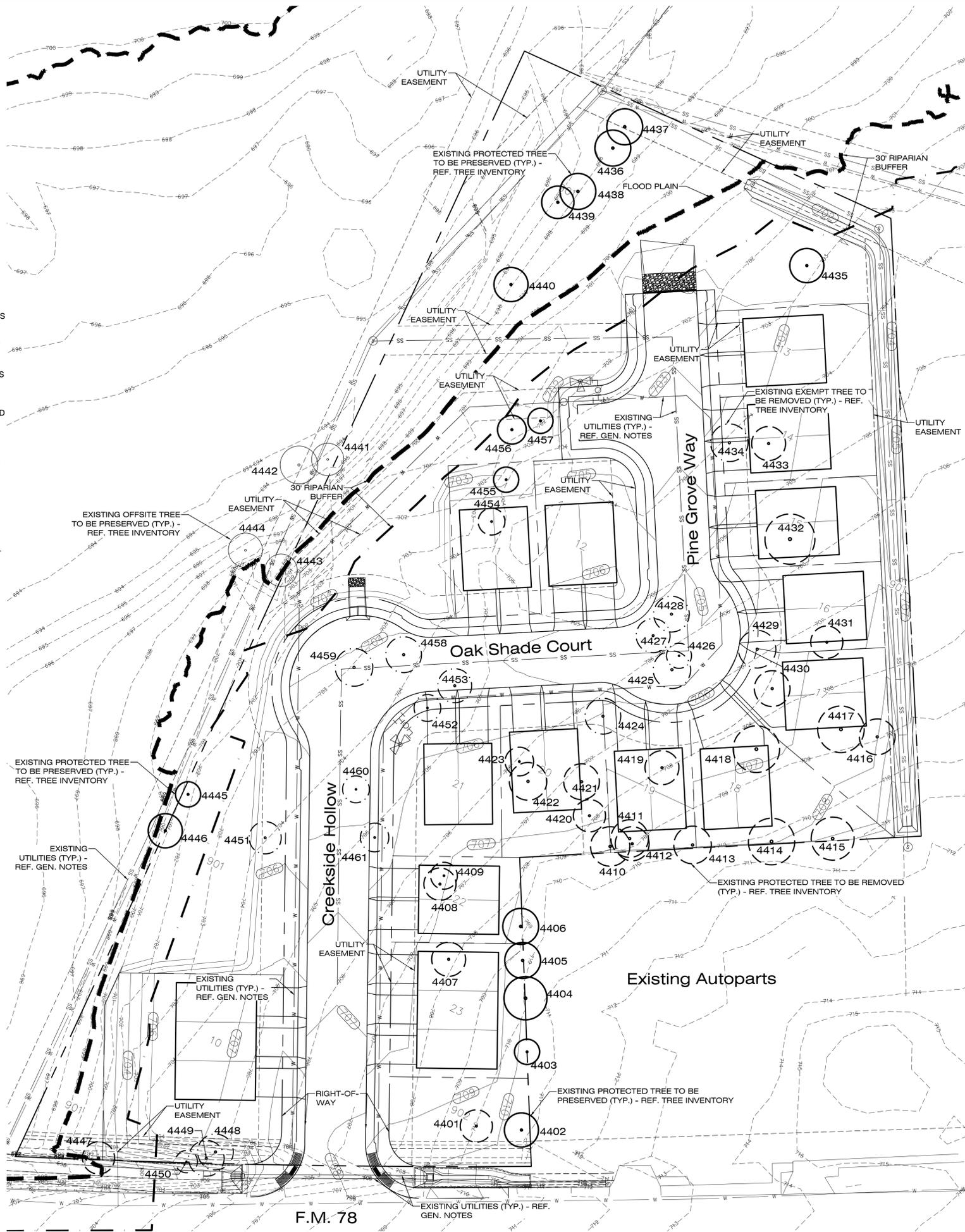
**TREE PROTECTION DETAIL**

- NOT TO SCALE
- PRUNING NOTES:**
- ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
  - WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
  - PAINT ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.



**TREE PRUNING DETAIL**

NOT TO SCALE



**EXISTING TREE LEGEND**

- = EXISTING PROTECTED TREE TO BE PRESERVED
- = EXISTING PROTECTED TREE TO BE REMOVED
- = EXISTING EXEMPT TREE TO BE PRESERVED
- = EXISTING EXEMPT TREE TO BE REMOVED
- = EXISTING OFF-SITE TREE



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OWNER  
**SA Partners  
Investment LLC**

7623 Lost Creek Gap  
Boerne TX 78015

PROJECT  
**CREEKS EDGE**

6100 Block of Seguin Road(FM78)  
San Antonio TX 78244

REVISIONS

1. City Comments	09/18/25
2. Site Updates	12/17/25
3. City Comments	2/18/26

PROJECT NUMBER  
**2025-007**

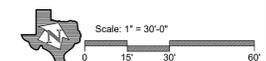
Drawn By: nj  
Checked By: jr

Sheet Title:  
**TREE  
PRESERVATION  
PLAN**

Sheet Number:

**TP1.0**

Issue Date:  
**August 1, 2025**



F.M. 78

**Creeks Edge**  
San Antonio, Texas

**EXISTING RIPARIAN TREE INVENTORY**  
December 17, 2025

TAG#	SPECIES	SIZE	LARGE SPECIES			SMALL SPECIES			PROTECTED CAL. INCHES EXEMPT	COMMENTS
			SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED		
4445	PERSIMMON	6								
4446	HACKBERRY	11	11							
4447	HACKBERRY	10		10						
<b>TOTALS</b>		<b>27</b>	<b>11</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>

TREE PRESERVATION SUMMARY - RIPARIAN BUFFER	
TOTAL CAL. INCHES ON-SITE:	27
SIGNIFICANT CAL. INCHES ON-SITE:	27
Significant Cal. Inches Preserved:	17
Significant Cal. Inches Exempt:	0
Significant Class Preservation Ratio:	62.96%
Required Significant Preservation Ratio:	80%
<b>Significant Class Excess / (Mitigation):</b>	<b>(4.6)</b>
HERITAGE CAL. INCHES ON-SITE:	0
Heritage Cal. Inches Removed (Oak):	0
Heritage Cal. Inches Removed (Mesquite):	0
Heritage Class Mitigation Ratio (Oaks):	3.1
Heritage Class Mitigation Ratio (Mesquite):	1:1
<b>Heritage Class Excess / (Mitigation), 3:1</b>	<b>0.0</b>
<b>Heritage Class Excess / (Mitigation), 1:1</b>	<b>0.0</b>
Significant Class Excess / Mitigation:	(4.6)
<b>TOTAL EXCESS / (MITIGATION)</b>	<b>(5)</b>

**Creeks Edge**  
San Antonio, Texas

**EXISTING FLOODPLAIN TREE INVENTORY**  
December 17, 2025

TAG#	SPECIES	SIZE	LARGE SPECIES			SMALL SPECIES			PROTECTED CAL. INCHES EXEMPT	COMMENTS
			SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED		
4436	HACKBERRY	12	12							
4437	HACKBERRY	12	12							
4438	HACKBERRY	12	12							
4439	HACKBERRY	10	10							
4440	HACKBERRY	11	11							
4441	WILLOW	10						10	Offsite; Preserved	
4442	WILLOW	13						13	Offsite; Preserved	
4443	HACKBERRY	10						10	Offsite; Preserved	
4444	JAPANESE LIGUSTRUM	11						11	Invasive; Removed	
<b>TOTALS</b>		<b>101</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>

FLOOD PLAIN TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	101
SIGNIFICANT CAL. INCHES ON-SITE:	57
Significant Cal. Inches Preserved:	57
Significant Cal. Inches Exempt:	44
Significant Class Preservation Ratio:	100%
Required Significant Preservation Ratio:	80%
<b>Significant Class Excess / (Mitigation):</b>	<b>11</b>
HERITAGE CAL. INCHES ON-SITE:	0
Heritage Cal. Inches Removed (Oak):	0
Heritage Cal. Inches Removed (Mesquite):	0
Heritage Class Mitigation Ratio (Oaks):	3:1
Heritage Class Mitigation Ratio (Mesquite):	1:1
<b>Heritage Class Excess / (Mitigation), 3:1</b>	<b>0</b>
<b>Heritage Class Excess / (Mitigation), 1:1</b>	<b>0.0</b>
Significant Class Excess / Mitigation:	11
<b>TOTAL EXCESS / (MITIGATION)</b>	<b>11</b>

**EXISTING PROTECTED TREE INVENTORY**  
February 18, 2025

TAG#	SPECIES	SIZE	LARGE SPECIES			SMALL SPECIES			PROTECTED CAL. INCHES EXEMPT	COMMENTS		
			SIGNIFICANT PRESERVED	SIGNIFICANT REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	HERITAGE REMOVED (1:1)	SIGNIFICANT PRESERVED			SIGNIFICANT REMOVED	HERITAGE PRESERVED
4401	MESQUITE	10			10							
4402	HACKBERRY	11	11									
4403	PERSIMMON	6						6				
4404	HACKBERRY	16	16									
4405	HACKBERRY	12	12									
4406	HACKBERRY	12	12									
4407	HACKBERRY	11			11							
4408	HACKBERRY	10			10							
4409	PERSIMMON	7						7				
4410	HACKBERRY	14			14							
4411	HACKBERRY	13			13							
4412	MESQUITE	11			11							
4413	HACKBERRY	13			13							
4414	HACKBERRY	18			18							
4415	HACKBERRY	16			16							
4416	HACKBERRY	12			12							
4417	HACKBERRY	18			18							
4418	MESQUITE	18			18							
4419	MESQUITE	11			11							
4420	MESQUITE	10			10							
4421	MESQUITE	12			12							
4422	MESQUITE	13			13							
4423	PERSIMMON	8						8				
4424	MESQUITE	12							12 Easement; Removed			
4425	MESQUITE	13							13 Right of way; Removed			
4426	PERSIMMON	6							6 Right of way; Removed			
4427	HACKBERRY	11							11 Right of way; Removed			
4428	MESQUITE	12							12 Right of way; Removed			
4429	MESQUITE	13							13 Easement; Removed			
4430	MESQUITE	12			12							
4431	HACKBERRY	10			10							
4432	HACKBERRY	20			20							
4433	HACKBERRY	11			11							
4434	LIVE OAK	13							13 Easement; Removed			
4435	HACKBERRY	11		11								
4445	PERSIMMON	6						6				
4446	HACKBERRY	11		11								
4447	HACKBERRY	10			10							
4448	MESQUITE	12							12 Easement; Removed			
4449	HACKBERRY	10							10 Easement; Removed			
4450	MESQUITE	10							10 Easement; Removed			
4451	HACKBERRY	10							10 Easement; Removed			
4452	PERSIMMON	7							7 Right of way; Removed			
4453	HACKBERRY	11							11 Right of way; Removed			
4454	PERSIMMON	7						7				
4455	PERSIMMON	6						6				
4456	PERSIMMON	8						8				
4457	PERSIMMON	6						6				
4458	HACKBERRY	12							12 Right of way; Removed			
4459	HACKBERRY	13							13 Right of way; Removed			
4460	PERSIMMON	7							7 Right of way; Removed			
4461	PERSIMMON	8							8 Right of way; Removed			
<b>TOTALS</b>		<b>580</b>	<b>73</b>	<b>273</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>180</b>

TREE PRESERVATION SUMMARY	
TOTAL CAL. INCHES ON-SITE:	580
SIGNIFICANT CAL. INCHES ON-SITE:	400
Required Significant Preservation Ratio:	35%
Total Large Species Significant Cal. Inches:	346.0
Large Species Significant Cal. Inches Preserved:	73.0
Large Species Significant Class Preservation Ratio	21.10%
<b>TOTAL LARGE SPECIES EXCESS / (MITIGATION)</b>	<b>(48.1)</b>
Total Large Species Heritage Cal. Inches:	0
Large Species Heritage Cal. Inches Preserved:	0
Large Species Heritage Class Preservation Ratio:	#DIV/0!
Heritage Class Excess / (Mitigation), 3:1	0.0
Heritage Class Excess / (Mitigation), 1:1	0.0
<b>TOTAL LARGE HERITAGE SPECIES EXCESS / (MITIGATION)</b>	<b>0.0</b>
Total Small Species Significant Cal. Inches:	54
Small Species Significant Cal. Inches Preserved:	32
Small Species Significant Class Preservation Ratio:	59.26%
<b>TOTAL SMALL SPECIES EXCESS / (MITIGATION)</b>	<b>13.1</b>
Total Small Species Heritage Cal. Inches:	0
Small Species Heritage Cal. Inches Preserved:	0
Small Species Heritage Class Preservation Ratio:	#DIV/0!
<b>TOTAL SMALL HERITAGE SPECIES EXCESS / (MITIGATION), 1:1</b>	<b>0.0</b>
<b>TOTAL EXCESS / (MITIGATION)</b>	<b>(35)</b>



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**Investment LLC**

7623 Lost Creek Gap  
Boerne TX 78015

PROJECT  
**CREEKS EDGE**

6100 Block of Seguin Road(FM78)  
San Antonio TX 78244

- REVISIONS
1. City Comments 09/18/25
  2. Site Updates 12/17/25
  3. City Comments 2/18/26

PROJECT NUMBER  
**2025-007**

Drawn By: nj  
Checked By: jr

Sheet Title:  
**TREE INVENTORY**

Sheet Number:  
**TP1.1**

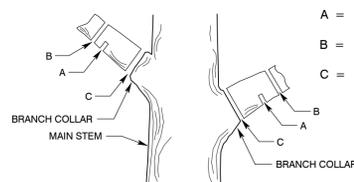
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**August 1, 2025**

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- WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
- PAINT ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.



**TREE PRUNING DETAIL**

NOT TO SCALE

**TREE CANOPY ORDINANCE COMPLIANCE**

GROSS PROJECT SITE AREA: 173,280 SF  
 FLOOD PLAIN SF: 19,864 SF  
 NET PROJECT AREA: 153,416 SF

x 38% = TOTAL TREE CANOPY REQUIRED **58,299 SF**

**100% CREDIT EXISTING TREES**

(6) HACKBERRYS (#'s 4402, 4404-4406, 4435, 4446) @ 875 SF x 100%: 5250 SF  
 (5) PERSIMMONS (#'s 4403, 4445, 4455-4457) @ 275 SF x 100%: 1375 SF  
 SUBTOTAL: 6625 SF

**90% CREDIT PROPOSED TREES AT LOTS**

1. (2) PER LOT (UNITS 13, 14, 15, 17, 18, 19, 21) 7 TOTAL LOTS  
 A. (2) SHUMARD OAKS, BUR OAKS OR MEXICAN SYCAMORES 22,680 SF  
 PER LOT @ 1200 SF X 90% X 150% (ENERGY CONSERVATION CREDIT USED)  
 2. (3) PER LOT (UNIT 10 AND 20), 2 LOTS  
 A. (2) SHUMARD OAKS, BUR OAKS OR MEXICAN SYCAMORES 6480 SF  
 PER LOT @ 1200 SF X 90% X 150% (ENERGY CONSERVATION CREDIT USED)  
 B. (1) LIVE OAK PER LOT @ 875 SF X 90% 1575 SF  
 3. (2) PER LOT (UNITS 11,16, 22, 23) 4 TOTAL LOTS  
 A. (1) SHUMARD OAKS, BUR OAKS OR MEXICAN SYCAMORES 6480 SF  
 PER LOT @ 1200 SF X 90% X 150% (ENERGY CONSERVATION CREDIT USED)  
 B. (1) LIVE OAK PER LOT @ 875 SF X 90% 3150 SF  
 (5) PER LOT (UNIT 12) 1 TOTAL LOT  
 A. (2) SHUMARD OAKS, BUR OAKS OR MEXICAN SYCAMORES 3240 SF  
 PER LOT @ 1200 SF X 90% X 150% (ENERGY CONSERVATION CREDIT USED)  
 B. (3) LIVE OAK PER LOT @ 875 SF X 90% 2363 SF  
 SUB-TOTAL: 45,968 SF

**90% CREDIT PROPOSED TREES AT OPEN LOTS 901 AND 902**

(TO BE PLANTED AFTER CONSTRUCTION OF THE RIGHT OF WAY) **5**  
 (5) MEXICAN SYCAMORES @ 1200 SF x 90%: 5400 SF  
 (7) BUR OAKS @ 1200 SF x 90%: 7560 SF  
 (2) SHUMARD OAKS @ 1200 SF x 90%: 2160 SF  
 (3) LIVE OAKS @ 875 SF x 90%: 2363 SF  
 SUBTOTAL: 17,483 SF  
**TOTAL TREE CANOPY PROVIDED: 70,076 SF (45.7%) 5**

**TREE MITIGATION SUMMARY**

MITIGATION REQUIRED PER TREE INVENTORY: 35 CAL. IN.

**TOTAL MITIGATION PROVIDED:**

1. FULL-CREDIT PROPOSED TREES AT OPEN LOTS 901 AND 902 (TO BE PLANTED AFTER CONSTRUCTION OF THE RIGHT OF WAY) **5**  
 (3) 2" LIVE OAKS 6 CAL. IN.  
 (7) 2" BUR OAKS 14 CAL. IN.  
 (5) 2" MEXICAN SYCAMORES 10 CAL. IN.  
 (2) 2" SHUMARD OAKS 4 CAL. IN.  
 2. PARTIAL-CREDIT NEW TREES AT UNITS 10, 12-15, 17, 18, , 20-21 (LESS 1.5 CAL. INCHES):  
 (2) 0.5" TREES PER LOT X 9 LOTS 9 CAL. IN.  
 3. PARTIAL-CREDIT NEW TREES AT UNIT 16 AND 22 (LESS 1.5 CAL. INCHES):  
 (1) 0.5" TREES PER LOT X 2 LOT 1 CAL. IN.  
 4. FULL-CREDIT NEW TREES AT UNIT 10:  
 (1) 2" TREE PER LOT X 1 LOT 2 CAL. IN.  
**TOTAL MITIGATION PROVIDED: 46 CAL. IN. 5**

**TWO (2) 2.0" CAL. TREES PER LOT X 14 LOTS:**

PROVIDED AS REQUIRED

**PLANT SCHEDULE** SIZE = CALIPER OR SPREAD

SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
<b>TREES</b>						
PM	Platanus mexicana	MEXICAN SYCAMORE	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
OMa	Quercus macrocarpa	BUR OAK	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
OS	Quercus shumardii	SHUMARD OAK	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	2" CAL.	B and B	EVERGREEN / SINGLE STEM

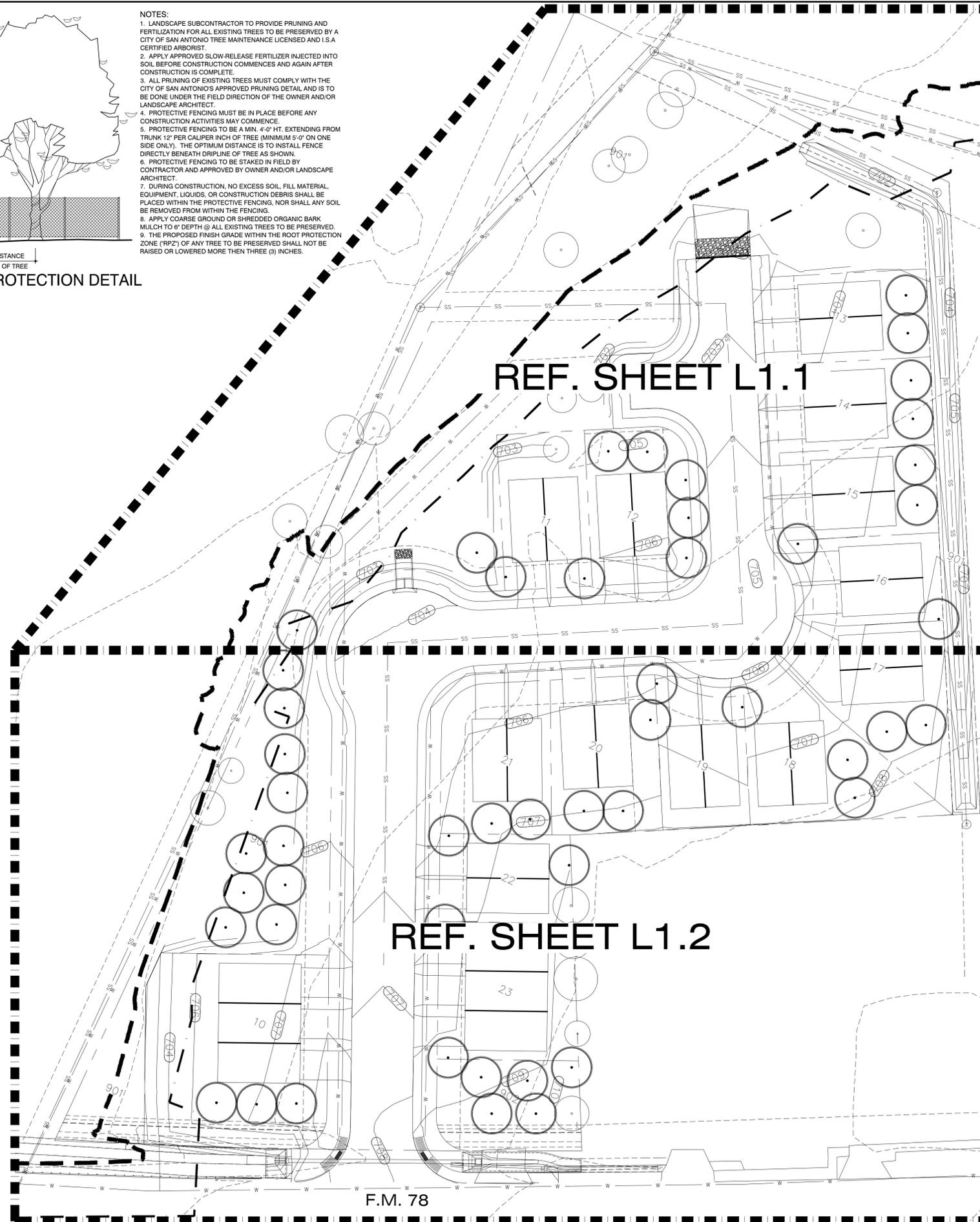
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- DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
- APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
- THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE (RPZ) OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.



**TREE PROTECTION DETAIL**

NOT TO SCALE



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OWNER  
**SA Partners**  
**Investment LLC**

7623 Lost Creek Gap  
 Boerne TX 78015

PROJECT  
**CREEKS EDGE**

6100 Block of Seguin Road(FM78)  
 San Antonio TX 78244

**REVISIONS**

1. City Comments	09/18/25
2. Site Updates	12/17/25
3. City Comments	2/18/26
4. City Comments	2/23/26
5. City Comments	2/27/26

PROJECT NUMBER  
**2025-007**

Drawn By: nj  
 Checked By: jr

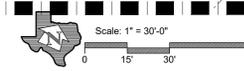
Sheet Title:  
**OVERALL**  
**LANDSCAPE**  
**PLANTING PLAN**

Sheet Number:

**L1.0**

Issue Date:

August 1, 2025





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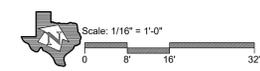
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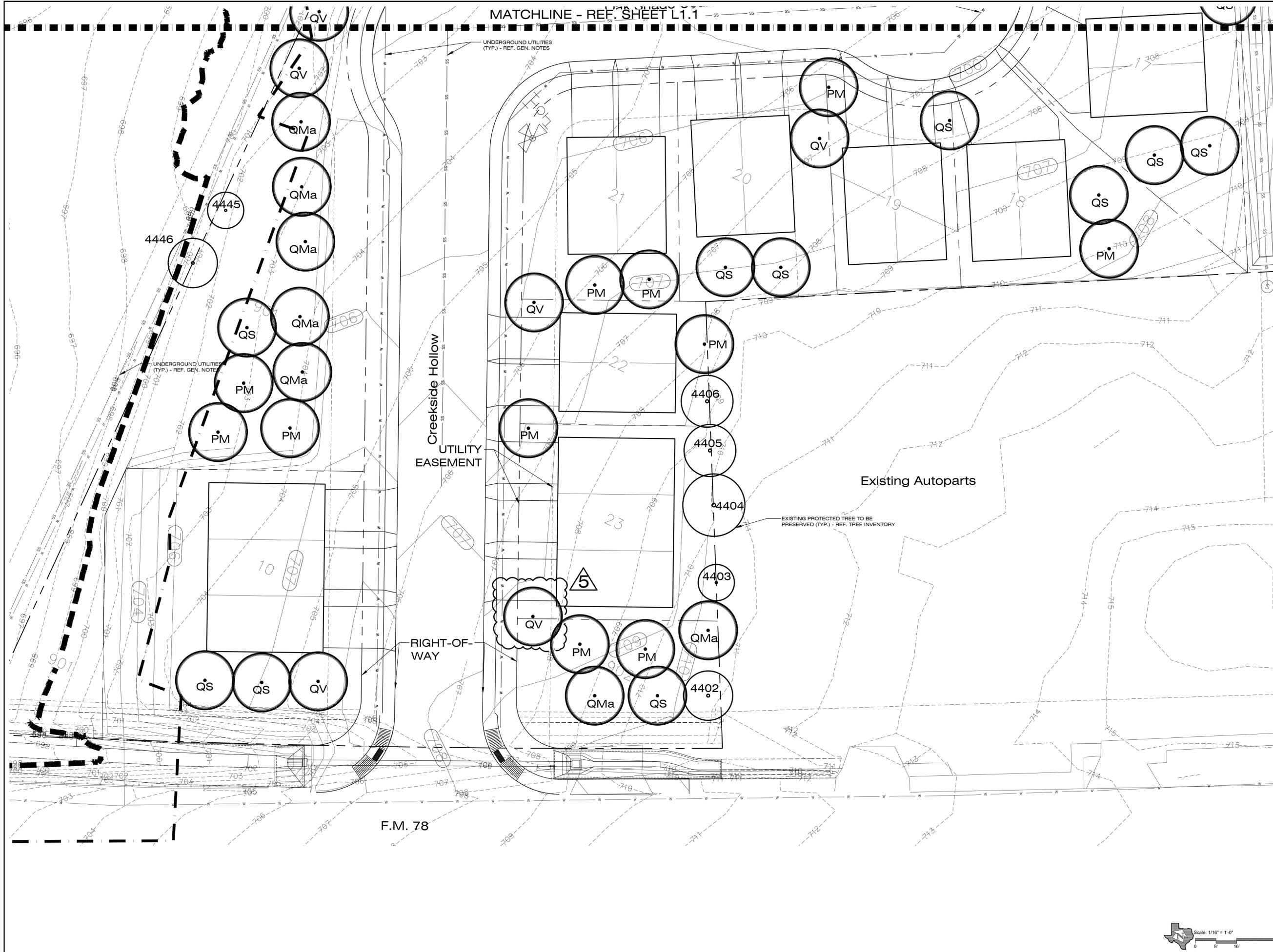
Sheet Title:  
**ENLARGED  
 LANDSCAPE  
 PLANTING PLAN**

Sheet Number:

**L1.1**

Issue Date:  
**August 1, 2025**





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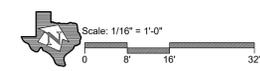
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Sheet Title:  
**ENLARGED  
 LANDSCAPE  
 PLANTING PLAN**

Sheet Number:

**L1.2**

Issue Date:  
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PART 1 - GENERAL

- 1.1 Work Included
  - A. Place and spread topsoil and planting mix.
  - B. Excavate and prepare plant pits.
  - C. Place plants in pits and backfill with planting mix.
  - D. Prune plants.
  - E. Apply mulch to planter areas.
  - F. Guarantee plants.
  - G. Inspect plants during the Guarantee Period.

- 1.2 Reference Standards
  - A. Nomenclature and size. All plants must be true to name and size in conformance with the following standards:
  - B. American Joint Committee on Horticultural Nomenclature, 1942 ed. of Standardized Plant Names (Mount Pleasant Press, J. Horace McFarland Co., Harrisburg PA)
  - C. American Standard of Nursery Stock, 1973 ed. (American Association of Nurserymen, Inc., Washington DC)

- 1.3 Submittals
  - A. Submit weed control program in accordance with Sec. 01300
  - B. Indicate chemicals to be employed, manufacturer's printed instructions as to dilution and application, solution strength, application method, rates, and frequency, and frequency of manual weeding.
  - C. Submit chemical manufacturer's written certificate that material proposed for use meets local, state, and federal regulations for the type of material proposed and that the material is not toxic to humans and animals if applied per the manufacturer's written instructions.

- 1.4 Product Delivery, Storage, and Handling
  - A. Handle and store all materials in such a manner as to prevent damage.

- 1.5 Existing Conditions
  - A. Prior to commencement of work, investigate the site, locate and identify all existing underground utilities that may conflict with the installation of the work described in the contract documents, and notify the Landscape Architect of the conflict and do not proceed with construction in the affected area without specific direction.
  - B. Protect identified utilities from damage during installation.

- 1.6 Guarantee
  - A. All plants will be guaranteed against defects, including death and unsatisfactory growth, for a period of 12 months following the date of Substantial Completion. If replacement plants are installed, they will be guaranteed for an additional 12 months following their installation.

- 1.7 Responsibilities of Owner and Contractor
  - A. The Contractor will provide monthly inspections of the project during construction and the guarantee period and immediately provide to the Owner and the Landscape Architect a written report identifying any irregularities which affect the guarantee.
  - B. The Contractor will monitor any construction, whether conducted by other trades or the Owner's employees, adjacent to new and existing plants. The Contractor will identify and document any damage to the plants and immediately notify the Landscape Architect of same. The Contractor will replace any damaged plants at no expense to the Owner. Any reimbursement from other trades or contractors shall be the sole responsibility of the Contractor.
  - C. The Contractor will remove and replace all dead plants.
  - D. The Contractor will ensure all plants are installed in an upright position and to proper finish grade and will reset any plants not installed accordingly.
  - E. The Contractor will have the sole responsibility for ensuring that all plants are maintained and watered adequately.

- 1.8 Final Inspection
  - A. At the conclusion of the guarantee period, the Landscape Architect will inspect the planting to assess the final acceptance of the installation. Only plants that are alive and healthy will be accepted. The Contractor will replace any plants that are dead or, in the sole opinion of the Landscape Architect, in an unhealthy or unsightly condition or have lost their natural form due to dead or removed branches. The Contractor will bear the cost of replacing any plants.

- 1.9 Quality Assurance
  - A. Before entering into a contract with any subcontractor, the General Contractor will investigate the proposed subcontractor's reputation and ability to perform the work and determine whether the subcontractor is stable, reputable, and skilled in this area of work. The General Contractor will require and review a minimum of the following submittals:
    - 1. Experience. The subcontractor will be a single firm specializing in landscape installation with a minimum 5 years documented experience. Documentation will demonstrate a minimum 10 installations of equal or greater size. The subcontractor will furnish the name, address, and telephone number for both the General Contractor and Owner on these projects, as well as the contract price, the company name under which the work was performed, and completion date.
    - 2. Personnel. The subcontractor will provide a list of the project manager and foreman proposed to complete the work, their years of experience in the industry, any formal training, and years of service with the current company. If a separate irrigation subcontractor is to be used, the same information will be provided.
    - 3. Business Expertise. The subcontractor will submit a current audited financial statement, current insurance certificate, contact information for their insurance company, bonding capacity and bonding company, and contact information for their bonding company.
  - B. Should the subcontractor selected by the General Contractor default on the contract, fail to complete the work in conformance with the Contract Documents, or enter into bankruptcy, the Owner will pay the Landscape Architect as an additional service for any additional work occasioned by the subcontractor's default

PART 2 - PRODUCTS

- 2.1 Materials
  - A. Topsoil. Provided by the landscape subcontractor from local sources, sandy loam which is fertile, friable, surface soil. Topsoil will be free of rocks, stones, subsoil, building debris, weeds, grass, clay lumps, and other materials which would be detrimental to turfgrass growth. Topsoil composition will be not less than 7% nor more than 12% clay and not more than 12% silt.
  - B. Planting Mix. Plant mix composition will be 35% compost, 33% red sand, 16% composted topsoil, and 16% pine bark mulch.
  - C. Commercial Fertilizer. Complete fertilizer of neutral character, with some elements derived from organic sources and containing available plant nutrients in the following percentages:
    - 1. For trees and shrubs - Woodace Top Dress Special (20-4-11, 8 - 9 month formula) at a rate of 5 to 10 lbs. per 100 SF.

- 2.2 Plant Materials
  - A. The drawings contain a complete list of plant species, quantities, sizes, and other requirements. In the event that discrepancies occur between the quantities of plants indicated on the plant list and as indicated on the drawings, the plant quantities shown on the drawings will be given precedence.
  - B. No substitutions of plants will be permitted without express prior written authorization by the Landscape Architect.
  - C. All plants will comply with state and federal inspection and diseases infestation laws.
  - D. All plants will be typical of their species or variety, with normal, well-developed branches and vigorous root systems.
  - E. All plants will be healthy and vigorous, free from defects, disfiguration, knots, abrasions, sunscald, diseases, insect eggs or larvae, borers, and all other forms of diseases or infestations.
  - F. All plants will be nursery stock. Any plants gathered from native stands must be kept under nursery conditions for a minimum of 1 full growing season, must be free from all foreign plants and weeds, and must meet all other requirements of the Contract Documents.
  - G. Container-grown plants must exhibit development of fibrous roots and have a root mass that will retain its shape when removed from the container. Plants grown in smaller containers must have root growth sufficient to reach the sides of the container. Root-bound container-grown plants will be rejected.
  - H. Container sizes of a large grade than listed in the American Standard for Nursery Stock (ASNS) shall be determined by the volume of the root ball specified in the ASNS for plants of the same size.
  - I. All bare root plants must have a heavy, fibrous root system and dormant buds at the time of planting.
  - J. All plants must have average height and spread proportions and branching habit in accordance with the appropriate sections of the ASNS.
  - K. All plants which have girdled roots, stem, or major branch, have deformities of the stem or major branch, lack symmetrical growth habits, have dead or defoliated portions, or have any defect, injury, or conditions which in the sole opinion of the Landscape Architect renders them unsuitable, will be rejected.
  - L. Balled and burlapped plants must have a solid ball of earth of minimum specified size held securely in place by burlap and stout rope. Oversized or exceptionally heavy plants will be accepted provided the size of the root ball or spread of the roots is increased proportionally. Root balls must be tight, unbroken, and free of weed or foreign plant growth. Root balls shall have the following depth-to-diameter ratios: root ball diameters of less than 20" = minimum depth of 75% of the diameter; root ball diameters of 20" to 30" = minimum depth of 2/3 of the diameter; root ball diameters over 30" = minimum depth of 60% of the diameter.
  - M. Plants delivered as a single unit of 25 or less of the same size, species, and variety must be clearly marked and tagged. Plants delivered in large quantities of more than 25 must be segregated as to variety, grade, and size, and 1 plant in each 25 plants, or fraction thereof, of each size, species, and variety, must be tagged.

- N. Plants stored under temporary conditions will be the responsibility of the Contractor and must be protected at all times from extreme weather conditions by insulating the root balls with sawdust, soil, mulch, or other approved measure. Plants stored on paved areas must be separated from the pavement with an insulating layer.
- O. Protecting stored plants from theft or vandalism will be the sole responsibility of the Contractor. Any stolen plants will be replaced at no cost to the Owner.

- 2.3 Miscellaneous Materials
  - A. Mulch. Shredded native mulch applied to a depth of 4" beneath all new trees and 4" beneath all shrubs.
  - B. Stakes. Sound new hardwood, treated softwood, or redwood stakes, free of knot holes and other defects, or metal stakes. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, minimum 12-gauge, with zinc-coated turnbuckles. Provide minimum 1/2" diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size, to protect tree trunks and branches from damage by wires. All new trees are to be staked.
  - C. Anti-Dessicant. Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's full identified containers and mix in accordance with manufacturer's instructions.
  - D. Plastic trunk protectors: Provide ArborGard+, AG 9-4+ by Deep Root Partners, L.P. (or equal), (1-800-458-7668) to protect new trees from damage by string trimmers and mowers.

PART 3 - EXECUTION

- 3.1 Inspection
  - A. Inspect existing site conditions and progress of other trades before commencing landscape installation.
  - B. Verify that construction has progressed to a point at which the landscape will not be adversely affected by subsequent construction and that existing conditions are acceptable for landscape installation.
  - C. Report adverse conditions to the Landscape Architect and do not proceed with the work until adverse conditions have been rectified.
  - D. Commencement of the landscape installation will constitute acceptance of the site conditions without qualification.

- 3.2 Preparation of Subsoil
  - A. Inspect subsoil for the presence of objectionable materials such as rocks (2" diameter and greater), concrete waste, building debris, weeds, grass, and other material that would be detrimental to the growth of plants and turfgrass. Protect existing underground improvements from damage.
  - B. Cultivate the subsoil to a depth of 3" or, if the subsoil is compacted due to heavy equipment traffic or storage, cultivate to a depth of 6".

- 3.4 Planting
  - D. The Contractor will begin planting when other work divisions such as topsoil spreading have progressed sufficiently to permit planting.
  - E. Planting will occur where it is shown on the Contract Documents unless obstruction overhead or underground are encountered or where changes in construction have been made. Prior to the excavation of shrub or tree pits, the Contractor will locate and identify all underground utility lines, electrical cables, irrigation lines, and conduits. If such obstructions are found, promptly notify the Landscape Architect and do not proceed without clear direction.
  - F. No planting pits will be excavated until the proposed locations and plant sizes have been reviewed and approved by the Landscape Architect. Each plant will be planted in an individual pit dug with straight vertical sides. All plants will be set such that their original soil level is equal to the ultimate finish grade. No filling will be done around the trunks and stems. All ropes, wires, staves, etc., will be removed from the sides and top of the root ball and removed from the pit before filling. Burlap will be properly cut and removed from the sides of the root ball. When a depth is specified for the plant pit, it will be construed as the depth below adjacent finish grade. Excess excavation from plant pits shall be either used elsewhere or removed from the site entirely.
  - G. The Landscape Architect will review and approve the location and orientation of all plants prior to excavation of their pits. All trees will be planted in pits a minimum 24" greater in diameter than the container size or spread of their roots. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The pit will be a minimum of 9" deeper than the depth of the root ball and will have a crown from the middle to the sides in order to direct drainage away from the root ball. Place planting mix in the bottom of the pit and tamp down to prevent settling. Backfill the pits with planting mix in layers no greater than 9" and tamp down to avoid settling. Provide enough planting mix to bring to finish grade and form a saucer with a minimum 4" lip around the perimeter of the tree's root ball so water will pond and soak into the root ball.
  - H. Stake trees immediately after planting, then remove the stakes after one (1) year.
  - I. If deciduous trees are planted in full-leaf, spray with anti-dessicant to provide an adequate film over the trunk, branches, stems, and foliage.

- 3.5 Maintenance and Restoration
  - A. The Contractor will ensure adequate and proper care of all plants and work done on this project until final acceptance, but in no case less than 30 days following Substantial Completion. This will include keeping all plants in a healthy growing condition by watering, cultivating, pruning, and spraying, keeping the planting areas free from insect infestation, weeds and grass, litter, and debris, and retaining the finish grade in a neat and uniform manner. Plant crowns, runners, and branches will be kept free of mulch at all times.
  - B. Upon completion of the initial planting, the Landscape Architect will make an inspection of all plantings and notify the Contractor in writing of any replacements or corrective actions necessary to meet the provisions of the Contract Documents. The Contract will then replace all the rejected or missing plants and perform the specified corrective measures.
  - C. All replacement plants will be of the same species, size, and quality. All rejected plants will be replaced within 30 days of notification.

- 3.6 Acceptance
  - A. Upon receipt of a written request from the Contractor at least seven (7) prior, the Landscape Architect will inspect the planting and maintenance to determine its completion and the beginning of the guarantee period. All plants must be alive and healthy in order for the installation to be considered complete. Where inspected work does not comply with the requirements of the Contract Documents, replace rejected work and continue to perform the specified maintenance until the Landscape Architect re-inspects the work and finds it acceptable. Remove rejected plants and materials from the site.

END OF SECTION



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Drawn By: nj  
 Checked By: jr

Sheet Title:  
**LANDSCAPE  
 SPECIFICATIONS**

Sheet Number:

**L2.0**

Issue Date:

**August 1, 2025**